



STEPHENSON BROWNE

Grayling Road, Sandbach

CW11 4AS



Asking Price £300,000



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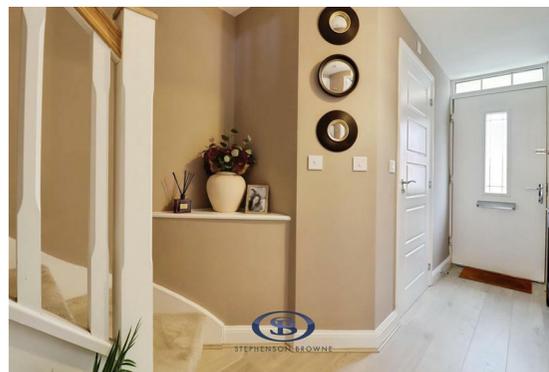
DESCRIPTION

Welcome to Grayling Road. Set within a popular, nearly new family development, this immaculately presented three double bedroom semi-detached town house offers stylish, modern living arranged over three floors.

The home boasts an excellent EPC rating of B and is finished to a high standard throughout, with modern kitchen and bathroom suites. The contemporary kitchen features integrated appliances, while curtains and blinds are negotiable, allowing the property to be enjoyed from day one.

Designed with family living in mind, the accommodation provides a versatile layout. The ground floor benefits from a convenient downstairs WC, while the middle floor hosts two generous double bedrooms served by a well-appointed Jack and Jill family bathroom. The standout feature of the property is the impressive principal bedroom suite occupying the entire top floor. This superb space includes a dressing area with space for wardrobes, an ensuite shower room, additional storage cupboards, and a further flexible area currently used as a study, but equally suitable as a snug or cot room.

Externally, the property offers driveway parking for several vehicles along with a front lawn which could be converted to extend the driveway



if desired. To the rear is an enclosed, low-maintenance garden featuring a recently upgraded porcelain tiled seating area, ideal for entertaining or enjoying sunny days.

Additional benefits include ample storage solutions throughout and a location within a highly regarded family estate. The property is well positioned for excellent transport links, including convenient access to Junction 17 of the M6.

A superb modern home offering spacious and versatile accommodation in a desirable location, ideal for growing families.



ROOM DESCRIPTIONS

Entrance Hall

9'6" x 3'7"

Kitchen

12'11" x 6'3"

A range of wall and base units with worksurfaces over. Integrated dishwasher, washing machine and fridge freezer. Stainless steel sink and a four ring gas hob with extraction hood above and oven below. Breakfast bar counter with space for two stools.



Lounge / Diner

14'11" x 13'5"

A bright living and dining space with an understairs storage cupboard and patio doors leading to the recently upgraded porcelain tiled seating area.

WC

7'6" x 3'0"

Landing (First Floor)

9'0" x 7'4"

Bedroom Two

13'5" x 9'10"

Bedroom Three

13'5" x 11'2"

Bathroom (Jack and Jill)

7'1" x 5'8"

Landing (Second Floor)

9'1" x 4'0"

Principal Bedroom

19'3" x 13'5"

The principal bedrooms offers ample space for bedroom furniture, plus a large study / snug area. Over stairs storage cupboard. Bedframe negotiable.

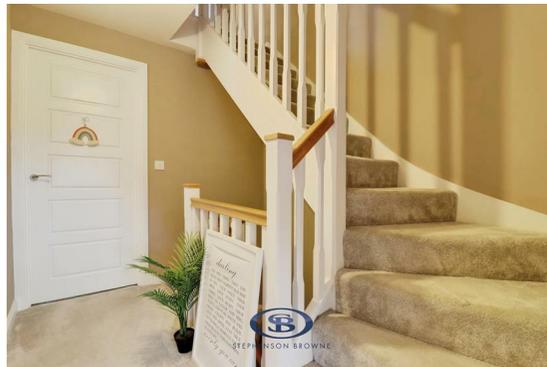
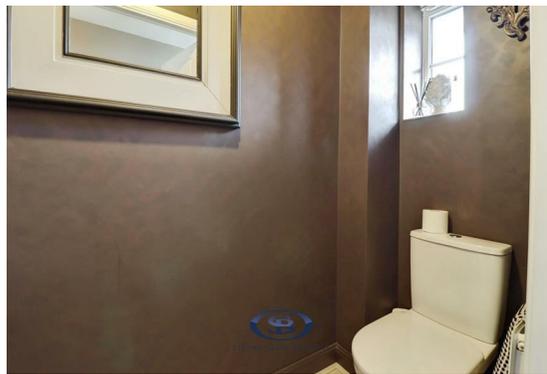
Dressing Area

9'3" x 6'0"

A dressing area with negotiable wardrobes, plus a further full-sized storage cupboard.

Ensuite

9'3" x 7'3"



External

Driveway parking for several vehicles and a front lawn. Gated access leading through to an enclosed and low maintenance rear garden, with a recently installed porcelain tiled seating area.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why Choose SB Sandbach To Sell Your Property?

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.







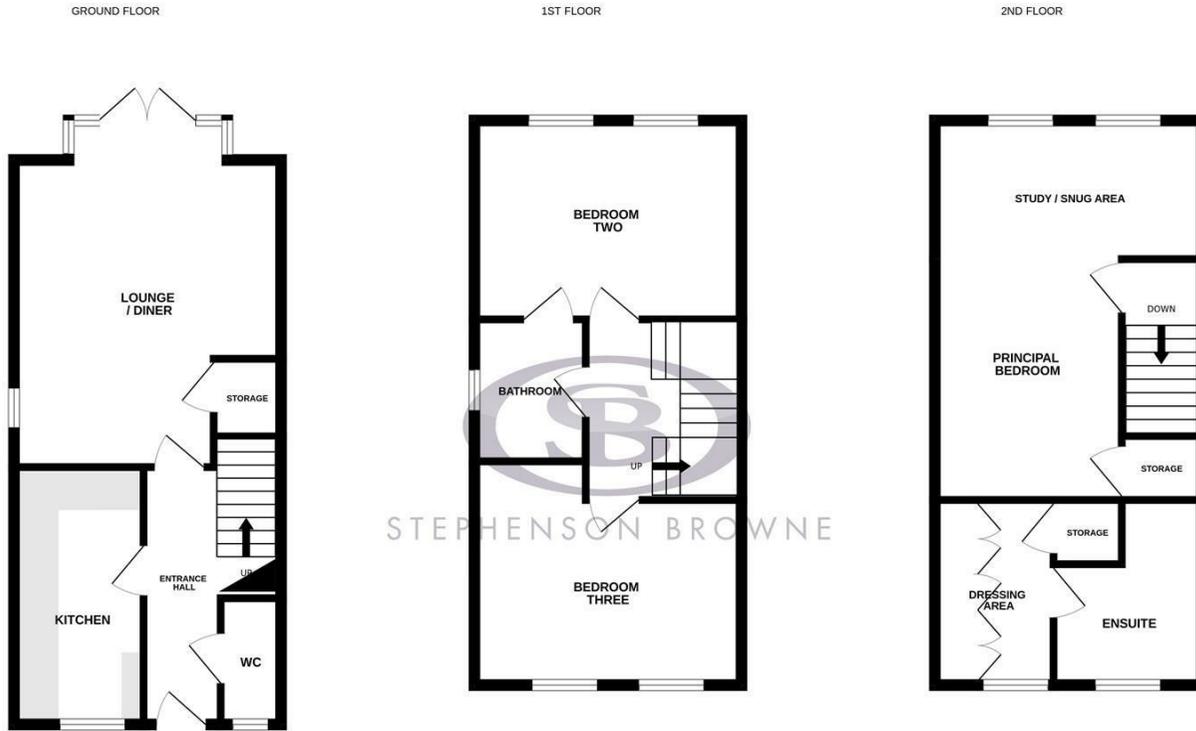


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Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

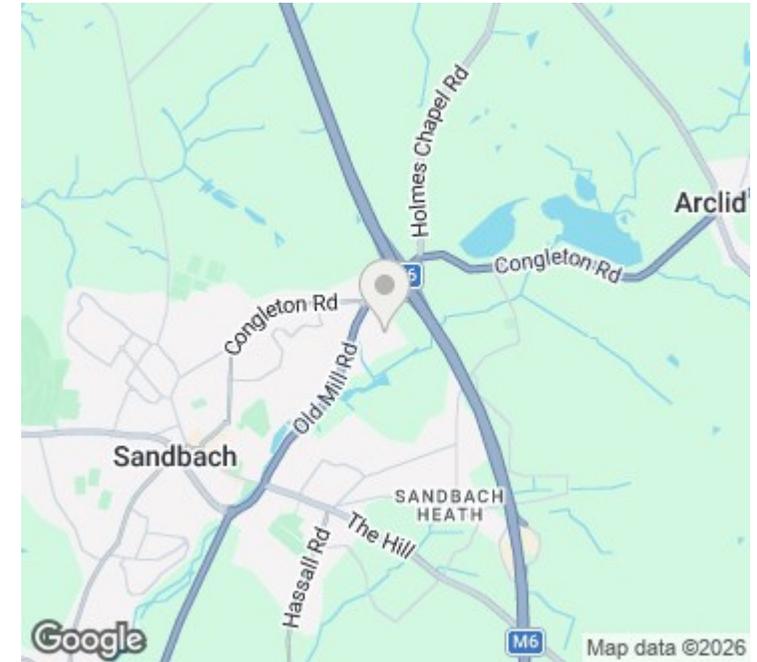
Floorplans



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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